

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

**In re:**

**8133 LEESBURG PIKE, LLC,**

**Debtor in possession.**

**Case No. 18-10432-BFK**

**(Chapter 11)**

**NOTICE OF OPPORTUNITY TO OBJECT TO DEBTOR'S APPLICATION TO EMPLOY  
MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES, INC. TO  
PROVIDE COMMERCIAL REAL ESTATE BROKERAGE SERVICES**

PLEASE TAKE NOTICE that 8133 Leesburg Pike, LLC (the "Debtor") has filed an Application to employ Marcus & Millichap Real Estate Investment Services, Inc. to provide the Debtor with commercial real estate brokerage services in connection with the sale of the Debtor's real property. A copy of the Application accompanies this Notice.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)

If you do not want the Court to grant the Application, or if you want the Court to consider your views on the Application, then **on or before March 7, 2018**, you or your attorney must file with the Court a written objection to the Application. The objection and proposed order must be filed with the Clerk of the Bankruptcy Court, 200 South Washington Street, Alexandria, Virginia 22314. You may append affidavits and documents in support of your objection.

Stephen E. Leach (Va. Bar No. 20601)  
Kristen E. Burgers (Va. Bar No. 67997)  
HIRSCHLER FLEISCHER  
8270 Greensboro Drive, Suite 700  
Tysons, Virginia 22102  
Email: sleach@hf-law.com  
kburgers@hf-law.com  
Tel: (703) 584-8902  
*Proposed Counsel for the Debtor*

If you mail your objection to the Court for filing, you must mail it early enough so that the Court will receive it on or before the date stated above.

You must also mail a copy of your objection to: Stephen E. Leach, Esquire and Kristen E. Burgers, Esquire, Hirschler Fleischer, 8270 Greensboro Drive, Suite 700, Tysons, Virginia 22102, proposed counsel for the Debtor.

IF YOU OR YOUR ATTORNEY DO NOT TAKE THESE STEPS BY THE DEADLINE REFERENCED ABOVE, THE COURT MAY DECIDE THAT YOU DO NOT OPPOSE THE RELIEF SOUGHT IN THE APPLICATION AND MAY ENTER AN ORDER GRANTING THE RELIEF REQUESTED IN THE APPLICATION. THE COURT MAY GRANT THE APPLICATION WITHOUT A HEARING IF THE OBJECTION FILED STATES INADEQUATE GROUNDS FOR DENIAL OF THE RELIEF SOUGHT IN THE APPLICATION.

Parties in interest with questions may contact the undersigned.

Dated: February 21, 2018

Respectfully submitted,

/s/ Stephen E. Leach

Stephen E. Leach (Va. Bar No. 20601)

Kristen E. Burgers (Va. Bar No. 67997)

HIRSCHLER FLEISCHER

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Tysons, Virginia 22102

Telephone: (703) 584-8900

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Email: sleach@hf-law.com

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*Proposed Counsel to the Debtor*

**CERTIFICATE OF SERVICE**

I hereby certify that on February 18, 2018, a copy of the foregoing Notice of Opportunity to Object to Debtor's Application to Employ Marcus & Millichap Real Estate Investment Services, Inc. to Provide Commercial Real Estate Brokerage Services was served electronically upon all parties entitled to receive notice via the Court's CM/ECF System or by first-class mail, postage prepaid, to the parties on the attached service list.

/s/ Stephen E. Leach

Stephen E. Leach

**ECF SERVICE LIST**

**Electronic Mail Notice List - Parties in the case only**

- Jack I. Frankel: jack\_i\_frankel@usdoj.gov, ustpreion04.ax.ecf@usdoj.gov
- Neil D. Goldman: ngoldman@goldmanvanbeek.com
- John P. Van Beek: jvanbeek@goldmanvanbeek.com
- Bruce W. Henry: bwh@henrylaw.com
- Kevin M. O'Donnell: kmo@henrylaw.com
- Jeffrey T. Martin: jtm@henrylaw.com
- Michael G. Gallerizzo: mgall@gebsmith.com

**SERVICE LIST**

Internal Revenue Service  
PO Box 7346  
Philadelphia, PA 19101-7346

US Securities & Exchange Commission  
950 E. Paces Ferry Road, NE, Suite 900  
Atlanta, GA 30326-1382

Virginia Department of Taxation  
PO Box 1115  
Richmond, VA 23218-1115

Fairfax Dept. of Tax Administration  
Real Estate Division, Suite 357  
12000 Government Center Parkway  
Fairfax, VA 22035

Advanced Elevator Corporation  
PO Box 530  
Lothian, MD 20711

Avison Young-Wash DC, LLC  
2001 Pennsylvania Avenue, NW  
Suite 100  
Washington, DC 20006

Brentsmill II, LLC  
85 Mine Road, Suite 115  
Stafford, VA 22554

CBRE, Inc.  
PO Box 406588  
Location Code 2969  
Atlanta, GA 30384-6588

Chem-Aqua, Inc.  
23261 Network Place  
Chicago, IL 60673-1232

Chesapeake Systems, Inc.  
PO Box 8329  
Attn: Accounts Receivable  
Elkridge, MD 21075

Christian Siding, LLC  
13893 Willard Road, Suite 6  
Chantilly, VA 20151

Cushman & Wakefield of VA, Inc.  
1800 Tysons Boulevard, Suite 200  
Tysons Corner, VA 22102

Davey Tree Expert Company  
PO Box 94532  
Cleveland, OH 44101-4532

Davis, Carter, Scott Ltd.  
8614 Westwood Center Drive, Suite 800  
Tysons, VA 22182

Duc Tan Nguyen & Kimberly Vu  
42414 Chamois Court  
Sterling, VA 20166

Executive Maintenance, Inc.  
4817 Flanders Avenue  
Kensington, MD 20895-1227

Garrett Management Services Corp.  
PO Box 2648  
Stafford, VA 22555

Grainger  
Dept. 873962120  
Palatine, IL 60038-0001

I.T.C., Inc.  
7233 Gabe Court  
Manassas, VA 20109

Ox Investments, LLC  
85 Mine Road, Suite 115  
Stafford, VA 22554

Lazer, Aptheker, Rosella & Yed  
225 Old Country Road  
Melville Law Center  
Melville, NY 11747-2712

Waste Management  
PO Box 930850  
Atlanta, GA 31193